



Modern two bed apartment set within an eco-friendly and energy efficient gated and tranquil development.

**Caledonian Road, London, N1**

£670,000 Leasehold (244 years remaining)





Eco friendly modern development • Energy efficient property • Private terrace • Communal courtyard • Excellent transport links • Very vibrant neighbourhood • Two double bedrooms • Spacious hallway • Bike storage

### Local Information

400 Caledonian Road was created by sustainable developer Igloo and this specific project won the WhatHouse sustainable development of the year when it was built in 2016. The development was created to achieve a strong sense of community. There are excellent transport links with Caledonian Road overground seconds away. Caledonian tube is nearby as are Kings Cross and St Pancras stations including the Eurostar. Secure bike storage is available on site.

### About this property

It is a small development comprised of 23 apartments and 2 houses which is designed entirely around the idea of sustainable living and energy efficiency. The current owners can confirm the energy costs are exceptionally low. Access is via the secure gated archway leading to a beautifully landscaped courtyard. This spacious and immaculately presented ground floor apartment offers very tranquil living in a vibrant neighbourhood. The open plan reception, dining and kitchen is to the front and has direct access to the south-facing private terrace. The generous double bedrooms and large family bathroom are to the rear.

There is a feeling of space throughout. This apartment benefits from a large hallway. This property features bamboo flooring, triple glazed windows, Bosch appliances and underfloor heating. The apartment is offered with a long lease.

### Tenure

Leasehold (244 years remaining)

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.



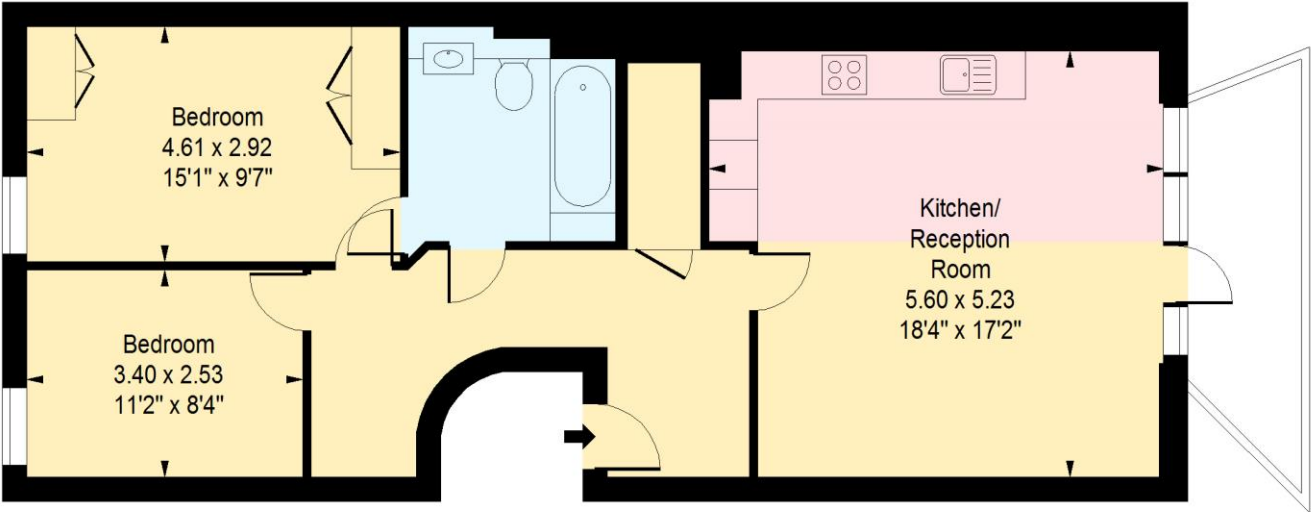







Caledonian Road, London, N1  
Gross Internal Area 775 sq ft, 72 m²

Caledonian Road, N1  
Approximate Gross Internal Area = 775 sq ft / 72.00 sqm



Ground Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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